MINUTES
March 8, 2011 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Chairperson Dawnese Openshaw, John Sayles, Allen Harvey, George Fisher, and Rochelle Conway.

Excused: Larry Koehrsen and David Colton.

Staff: Steven Boka, Director of Community Development, Stephanie Oien, Office Coordinator of Community Development, Andrew Fangman, City Planner, Community Development.

Also: Devin Pettit, Ron Stych, Jody Stepleton, Salvatore Vitale and son, Bob Simmering, and Jon Lutz.

Chairperson Openshaw opened the meeting at 5:30 p.m. and read the Mission Statement.

Minutes: The minutes of the November 9, 2010, regular meeting were approved on a motion by Commissioner Harvey; second by Commissioner Fisher. All ayes, motion carried.

Subdivision:

Preliminary/Final Plat for Salvatore's Subdivision – 1 Lot – 11.925 Acres – Muscatine County. Ronald Yohe, pastor for Faith Chapel, asked if the usage of the clubhouse and golf course would change. Faith Chapel is located across the small pond from the clubhouse. Bob Simmering, Whispering Pines developer, stated that there would be no usage change. The clubhouse/banquet hall and golf course operate under a special use permit from Muscatine County. This will continue. Commissioner Harvey asked Steve Boka if there were any roadway concerns. Boka replied that the roadway is existing and this is a division real estate. As such, there are no roadway concerns. Harvey then questioned if there were any zoning issues. Boka responded that there are no zoning problems if the same usage continues. It has been proposed that the clubhouse/banquet facility will operate in conjunction with the course. There is no kitchen in the clubhouse. Events will have to be catered. Commissioner Fisher made a motion to approve the subdivision request as submitted; second by Conway. All ayes, motion carried.

Vacation:

Elm Street ROW and Alley Vacation – 4 Parcels – 0.272 Acres – 100 block of Elm Street. Ron Stych of 1952 Hale Street was present to discuss the request. Harvey asked for clarification about how the vacated area will be divided. Stych responded that Parcels H and I will attach to Parcel Nos. 1302179003, 1302179001, and 1302183004 to make one continuous lot for building a new home. These parcels are all owned by David Bauerbach. Parcel J will attach to Parcel No. 1302179005 owned by Dave Armstrong. The remaining parcel, K, will attach to Parcel No. 1302179002 owned by Bill Stevens. Commissioner

Fisher asked if there were plans to handle the runoff during construction and if the ground had been tested for stability. Stych replied that a soil study had been conducted and it was determined the ground was suitable for what they were proposing. He acknowledged that erosion control was also a concern of theirs and they would watch it closely. Harvey asked where the Stevens' accessed their property. Stych stated they enter off Ash Street. Commissioner Conway made a motion to approve the subdivision request as submitted; second by Sayles. All ayes, motion carried.

Other Business:

Voluntary Annexation – Parkview Condominium Association – 6.7 Acres – Heatherlynn Drive – Located off Colorado Street. Boka presented preliminary information regarding this application for voluntary annexation. Boka stated that Association members have voted to voluntarily annex their property into the City. Currently, many of the property owners are having septic system problems and would like to tie on to City sewer. He explained that a state time-of-transfer law governing private sanitary disposal is further complicating the situation for the Association. He indicated that City staff is working with Association members to develop a pre-annexation agreement. When ready, this agreement will be presented to the Commission and subsequently City Council for approval.

Adjourn.

Respectfully Submitted,

_____
Steven Boka, Secretary
Director of Community Development

ATTEST:

_____
Dawnese Openshaw, Chairperson
Planning & Zoning Commission